



REAL ESTATE COMMITTEE AGENDA
REAL ESTATE COMMITTEE MEETING OF: FEBRUARY 18, 2003

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

PRESENT: COUNCILMEN MACK and WEEKLY

Also Present: DEPUTY CITY MANAGER STEVE HOUCHENS, DEPUTY CITY ATTORNEY TERESITA PONTICELLO, REAL ESTATE AND ASSET MANAGEMENT DIVISION MANAGER DAVID ROARK, CITY CLERK BARBARA JO (RONI) RONEMUS and DEPUTY CITY CLERK GABRIELA S. PORTILLO-BRENNER

ANNOUNCEMENT MADE – Meeting noticed and posted at the following locations:

Las Vegas Library, 833 Las Vegas Boulevard North

Senior Citizens Center, 450 E. Bonanza Road

Clark County Government Center, 500 S. Grand Central Pkwy

Court Clerk's Bulletin Board, City Hall

City Hall Plaza, Posting Board

(3:03)

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AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: FEBRUARY 18, 2003

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action regarding a Memorandum of Lease between the City of Las Vegas and Charter School Development Foundation for property located on the southwest corner of Lake Mead Boulevard and J Street - Ward 5 (Weekly)

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

In order to obtain financing for Phase II of the Charter School, the lender is requesting verification of terms contained in the original 2/1/01 Lease through a Memorandum of Lease to state a description of the Premises and the term of lease. This Memorandum of Lease specifies that if there is any inconsistency between the terms of this instrument and the Lease, the terms of the Lease shall prevail.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

1. Memorandum of Lease
2. Site Map

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended Item 1 be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.

MINUTES:

COUNCILMAN MACK declared the Public Hearing open.

DAVID ROARK, Manager of Real Estate and Asset Management, advised that this is a memorandum of lease asked for by the Charter School on behalf of the lender of the bonding money for Phase 2. The memorandum simply confirms the lease and outlines the terms. In case of conflict, the lease supercedes any memorandum. Staff recommends approval.

REAL ESTATE COMMITTEE MEETING OF FEBRUARY 18, 2003

Public Works

Item 1 – Discussion and possible action regarding a Memorandum of Lease between the City of Las Vegas and Charter School Development Foundation for property located on the southwest corner of Lake Mead Boulevard and J Street

MINUTES – Continued:

There was no further discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:03 – 3:04)

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AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: FEBRUARY 18, 2003**

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action regarding an Easement and Rights-of-Way between the City of Las Vegas (City) and the Las Vegas Valley Water District (LVVWD) for an Easement to LVVWD to service City-owned Parcel Number 139-21-702-002 known as Phase II of the Charter School Development Foundation located on the southwest corner of Lake Mead Boulevard and J Street - Ward 5 (Weekly)

Fiscal Impact☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

The Charter School is in the process of going out to bid for Phase II of the Charter School. In order to have water service for Phase II, the City has been requested to grant an Easement and Rights-of-Way to LVVWD to service the site and the water lines. The Charter School leases the land from the City.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

1. Easement and Rights-of-Way
2. Site Map
3. Submitted at meeting: Legal Description

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended Item 2 be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.

MINUTES:

COUNCILMAN MACK declared the Public Hearing open.

DAVID ROARK, Manager of Real Estate and Asset Management, explained that this easement goes along with the construction contract for Phase 2 of the Agassi Charter School. The actual legal description has been submitted for the fire hydrant and water facilities. Staff recommends approval.

REAL ESTATE COMMITTEE MEETING OF FEBRUARY 18, 2003

Public Works

Item 2 – Discussion and possible action regarding an Easement and Rights-of-Way between the City of Las Vegas (City) and the Las Vegas Valley Water District (LVVWD) for an Easement to LVVWD to service City-owned Parcel Number 139-21-702-002 known as Phase II of the Charter School Development Foundation located on the southwest corner of Lake Mead Boulevard and J Street

MINUTES – Continued:

There was no further discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:04 – 3:05)

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AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: FEBRUARY 18, 2003**

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action regarding a Interlocal Agreement #108923 with the Las Vegas Valley Water District (LVVWD) for water service at Ed Fountain Park located near the southwest corner of Vegas Drive and Decatur Boulevard (\$343,878 - Capital Improvement Project) - Ward 5 (Weekly)

Fiscal Impact☐**No Impact****Amount: \$343,878**☒**Budget Funds Available****Dept./Division: PW/Engineering Integration**☐**Augmentation Required****Funding Source: Capital Improvement Project****PURPOSE/BACKGROUND:**

A necessary part of this project is the installation of water service. Before the Las Vegas Valley Water District will sign the service connection documents and allow the City to install the water service, the Interlocal Agreement with conditional water commitment must be executed and the required fees paid.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

1. Interlocal Agreement #108923
2. Site Map

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended Item 3 be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.

NOTE: COUNCILMAN MACK disclosed that his brother, STEVEN MACK, owns a building on the west side of Vegas Drive, but that he will be voting inasmuch as these items will have no impact on that business and he has not discussed the matter with his brother.

MINUTES:

COUNCILMAN MACK declared the Public Hearing open.

REAL ESTATE COMMITTEE MEETING OF FEBRUARY 18, 2003

Public Works

Item 3 – Discussion and possible action regarding a Interlocal Agreement #108923 with the Las Vegas Valley Water District (LVVWD) for water service at Ed Fountain Park located near the southwest corner of Vegas Drive and Decatur Boulevard

MINUTES – Continued:

DAVID ROARK, Manager of Real Estate and Asset Management, indicated that this is the interlocal agreement required for the construction of water facilities for the Ed Fountain Park. Related Item 4 involves the easement rights-of-way that is also required for those water facilities. Staff recommends approval of both Items 3 and 4.

TOM McGOWAN, Las Vegas resident, urged that the items be passed.

TODD FARLOW, 240 North 19th Street, confirmed with COUNCILMAN MACK that Ed Fountain Park has been built and questioned whether grass will be planted given the current drought situation. COUNCILMAN MACK indicated that the park does have a lot of grass.

There was no further discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:05 – 3:08)

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AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: FEBRUARY 18, 2003

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action regarding an Easement and Rights-of-Way between the City of Las Vegas (City) and the Las Vegas Valley Water District (LVVWD) for a 550 square foot Easement to LVVWD to service a portion of Parcel Number 139-30-101-004 known as Ed Fountain Park located near the southeast corner of Vegas Drive and Decatur Boulevard - Ward 5 (Weekly)

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

The City is in the process of going out to bid for the renovation of Ed Fountain Park. In order to have water service for the renovated park site, the City is required to grant an Easement and Rights-of-Way to LVVWD to service the site and the water lines.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

1. Easement and Rights-of-Way
2. Site Map

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended Item 4 be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.

NOTE: COUNCILMAN MACK disclosed that his brother, STEVEN MACK, owns a building on the west side of Vegas Drive, but that he will be voting inasmuch as these items will have no impact on that business and he has not discussed the matter with his brother.

MINUTES:

COUNCILMAN MACK declared the Public Hearing open.

REAL ESTATE COMMITTEE MEETING OF FEBRUARY 18, 2003

Public Works

Item 4 – Discussion and possible action regarding an Easement and Rights-of-Way between the City of Las Vegas (City) and the Las Vegas Valley Water District (LVVWD) for a 550 square foot Easement to LVVWD to service a portion of Parcel Number 139-30-101-004 known as Ed Fountain Park located near the southeast corner of Vegas Drive and Decatur Boulevard

MINUTES – Continued:

DAVID ROARK, Manager of Real Estate and Asset Management, was present.

See Item 3 for related discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:05 – 3:08)

1-71

AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: FEBRUARY 18, 2003**

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action regarding an Easement and Rights-of-Way between the City of Las Vegas (City) and the Las Vegas Valley Water District (LVVWD) for an Easement to LVVWD to service City-leased property from the Bureau of Land Management (BLM) known as Parcel Number 125-07-501-002 located on Iron Mountain Road in between Fort Apache Road and Tee Pee Lane in support of Clark County School District's (CCSD) Bilbray Elementary School - Ward 6 (Mack)

Fiscal Impact☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

CCSD is in the process of going out to bid for the construction of Bilbray Elementary School. In order to have water service to the CCSD school site, CCSD has requested that the City grant an Easement and Rights-of-Way to LVVWD to service CCSD's site and the water lines. The water line will run across City leased land and will eventually serve a future City park at this site.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

1. Easement and Rights-of-Way
2. Site Map

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended Item 5 be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.

MINUTES:

COUNCILMAN MACK declared the Public Hearing open.

DAVID ROARK, Manager of Real Estate and Asset Management, stated that this is land the City has under a lease. Under another agreement, the land would go to the Clark County School District (CCSD) to build a school and CCSD has requested the City grant this easement to the Water District so that they may obtain water service. Staff recommends approval.

REAL ESTATE COMMITTEE MEETING OF FEBRUARY 18, 2003

Public Works

Item 5 – Discussion and possible action regarding an Easement and Rights-of-Way between the City of Las Vegas (City) and the Las Vegas Valley Water District (LVVWD) for an Easement to LVVWD to service City-leased property from the Bureau of Land Management (BLM) known as Parcel Number 125-07-501-002 located on Iron Mountain Road in between Fort Apache Road and Tee Pee Lane in support of Clark County School District's (CCSD) Bilbray Elementary School

MINUTES – Continued:

There was no further discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:08 – 3:09)

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AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: FEBRUARY 18, 2003**

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action authorizing staff to enter into negotiations with Clark County Water Reclamation District (District) to acquire an Easement and/or to purchase vacant land located at the northeast corner of Parcel #161-10-701-001 - County (near Ward 3 - Reese)

Fiscal Impact☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

The sq. footage referenced in the CLV owned parcel represents a 40' x 40' portion of the 6.57 acres contained within the parcel. The District desires to purchase or have CLV grant an Easement for this area. This parcel is located near the CLV's Water Pollution Control Facility. Staff received an unsolicited letter of proposal from the District on 2/3/03 expressing the District's desire to use the land to promote a future public wastewater lift station to provide for the District's customer needs and to promote the orderly growth of development located west of the LV Wash.

RECOMMENDATION:

Staff recommends approval to enter into negotiations

BACKUP DOCUMENTATION:

1. 2/3/03 Letter from Clark County Water Reclamation District
2. Site Map

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended Item 6 be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.

MINUTES:

COUNCILMAN MACK declared the Public Hearing open.

DAVID ROARK, Manager of Real Estate and Asset Management, advised that the City was approached by the Clark County Reclamation District, previously known as the Sanitation District, to purchase a small piece of property for a pump station near the Wastewater Treatment Plant located in the County. Staff is seeking authorization to negotiate the purchase and recommends approval of this item.

REAL ESTATE COMMITTEE MEETING OF FEBRUARY 18, 2003

Public Works

Item 6 – Discussion and possible action authorizing staff to enter into negotiations with Clark County Water Reclamation District (District) to acquire an Easement and/or to purchase vacant land located at the northeast corner of Parcel #161-10-701-001

MINUTES – Continued:

TOM McGOWAN, Las Vegas resident, questioned the exact purpose of the acquisition. MR. ROARK repeated that it is for a pump station.

There was no further discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:09 – 3:10)

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REAL ESTATE COMMITTEE AGENDA
REAL ESTATE COMMITTEE MEETING OF: FEBRUARY 18, 2003

CITIZENS PARTICIPATION: ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE DELIBERATED OR ACTED UPON UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN MET. IF YOU WISH TO SPEAK ON A MATTER NOT LISTED ON THE AGENDA, PLEASE CLEARLY STATE YOUR NAME AND ADDRESS. IN CONSIDERATION OF OTHERS, AVOID REPETITION, AND LIMIT YOUR COMMENTS TO NO MORE THAN THREE (3) MINUTES. TO ENSURE ALL PERSONS EQUAL OPPORTUNITY TO SPEAK, EACH SUBJECT MATTER WILL BE LIMITED TO TEN (10) MINUTES.

MINUTES:

ANTHONY MOSLEY, 5904 Jerry Drive, spoke about the men's facility of the God In Me Ministry. This is a non-profit, spiritual organization operating for 25 years, 14 years at the existing location. In 25 years of successful operation, the organization has an unblemished record. The services are used by churches, pastors, the Las Vegas Metropolitan Police Department (Metro) and area hospitals. A rift built with two neighbors that has since been resolved and the neighbors will abide by whatever decision is made by the City Council. He urged the City Council reverse the pending eviction, which would put 70 men on the streets. COUNCILMAN WEEKLY is the only Council member to visit the facility.

TODD FARLOW, 240 North 19th Street, agreed that a hold should be put on the eviction pending further investigation.

JEFFERSON LEE, City Council candidate for Ward 5, 515 Fremont Street, stated that he visited the facility and was very impressed with the cleanliness and behavior he witnessed at the facility. This is a very shaky neighborhood. The illegal business next door should be evicted.

TOM MCGOWAN, Las Vegas resident and mayoral candidate, submitted written comments which called for reasonable, conscientious officials to consider an alternative to eviction of the God In Me Ministry. The same recommendation applies to the departmental structure of the City.

(3:10 – 3:17)

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THE MEETING ADJOURNED AT 3:17 P.M.

Respectfully submitted: _____

GABRIELA S. PORTILLO-BRENNER, DEPUTY CITY CLERK
March 6, 2003